



Notice of Preliminary Short Plat Application

June 9, 2015

Name of Applicant and Application Number: Dante Palmaffy; 202025

Location and Description of Project: 14544 Stone Ave. N; Subdivision of one residential parcel into three. This proposal is a change from the original proposal to create two parcels at the same location and now includes dividing the existing zero lot line development (duplex) into two.

Application Submitted and Complete: Submitted – 11/26/2014; Complete – 02/02/2015

Project Manager Name and Phone #: Brian Lee; 206-801-2553

Project Information: Total Lot Area: 21,144 SF	Maximum Height: 35 feet
Zone R-6 (6 dwelling units per acre)	Minimum Lot Size: 7,200 SF *

Please note, that this proposal meets the density provisions of the City of Shoreline Development Code. Based on the lot area, this property may support 3 dwelling units. The City will evaluate the public comments received and, where appropriate, include them in the conditions of approval.

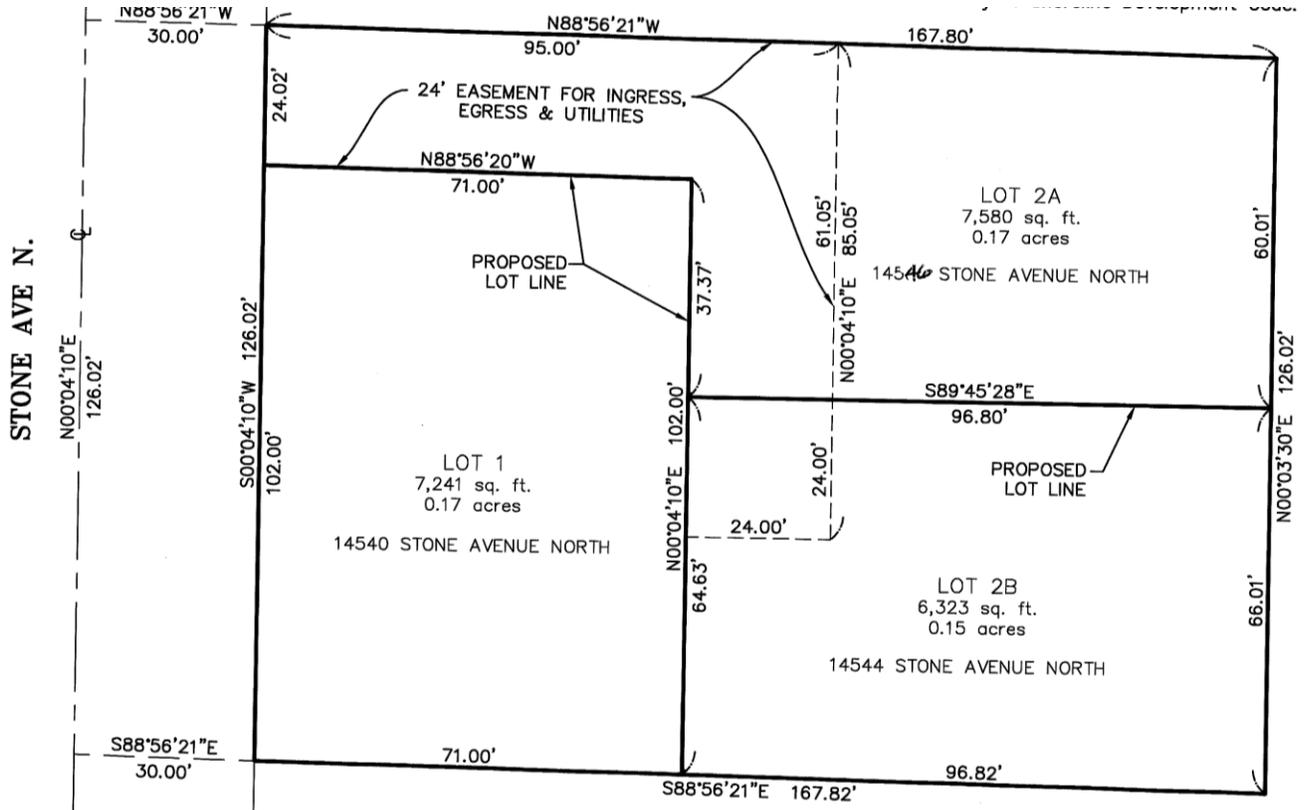
**SMC 20.50.020(1)(2) allows dimensional modifications, including minimum lot size, to allow zero lot line developments.*

Public Comment: The public comment period ends June 24, 2015 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Brian Lee, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to blee@shorelinewa.gov. You may also request a copy of the decision once it has been made. Final decisions may be appealed to the Hearing Examiner, except for shoreline substantial development permits, shoreline conditional use permits, and shoreline variances, which are appealed to the State Shoreline Hearings Board.

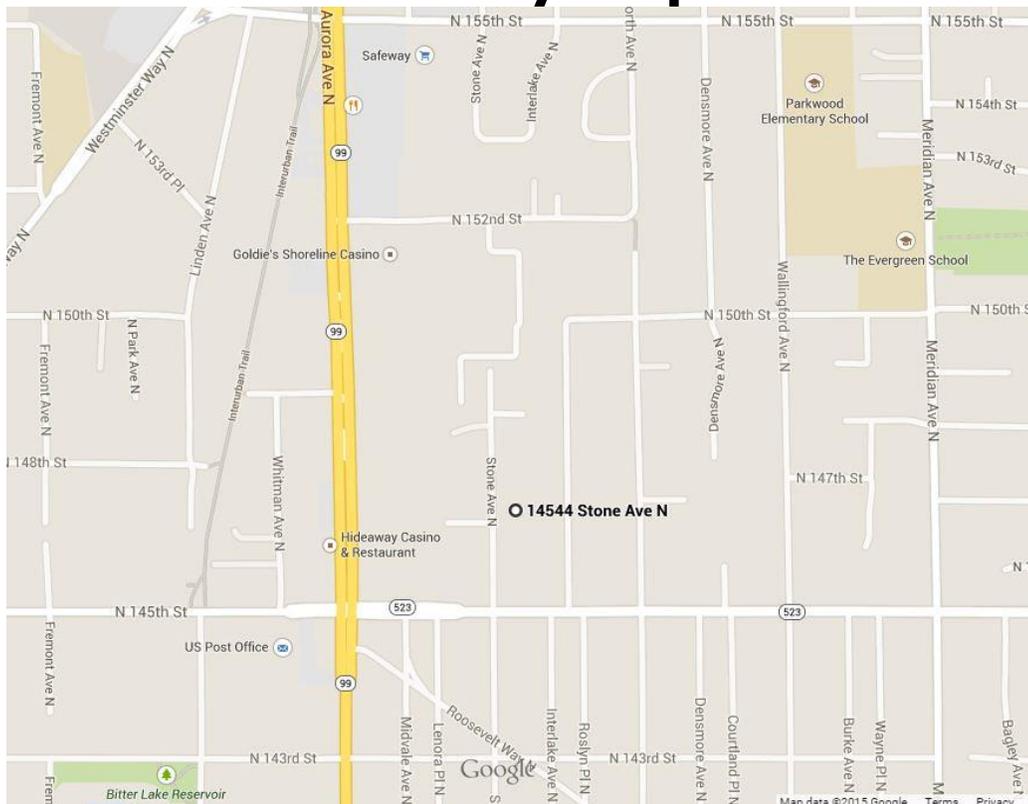
Development Regulations Used and Environmental Documents submitted:

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Basin Characterization Reports, Stream and Wetland Inventory, Transportation Master Plan, and Surface Water Master Plan. All documents are available for review at City Hall, 17500 Midvale Avenue N.

Site Plan 14544 Stone Ave. N



Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.